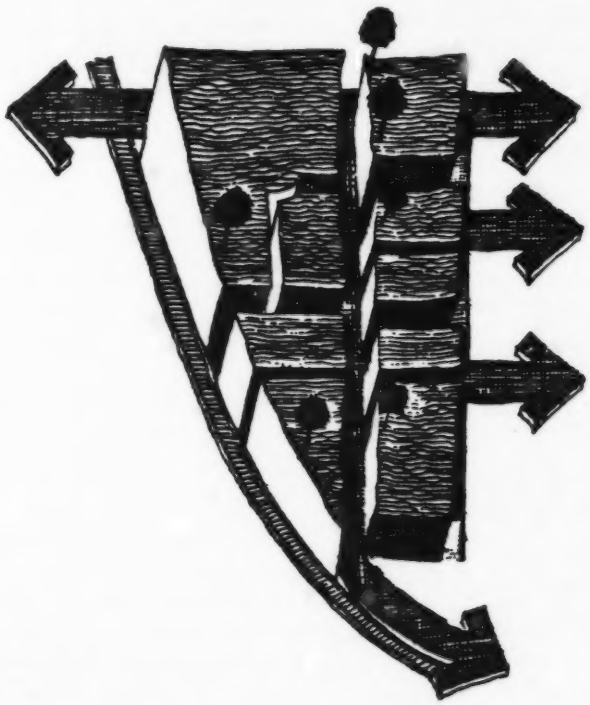
MARPOLE TRIANGLE RM-3A1 GUIDELINES

Adopted by City Council August 30, 1983



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NOTE: The guidelines in this report are organized under standardized headings which are to be used for all future guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading. For example, heading "4.1 Site Area" is omitted from this report since there are no applicable guidelines.

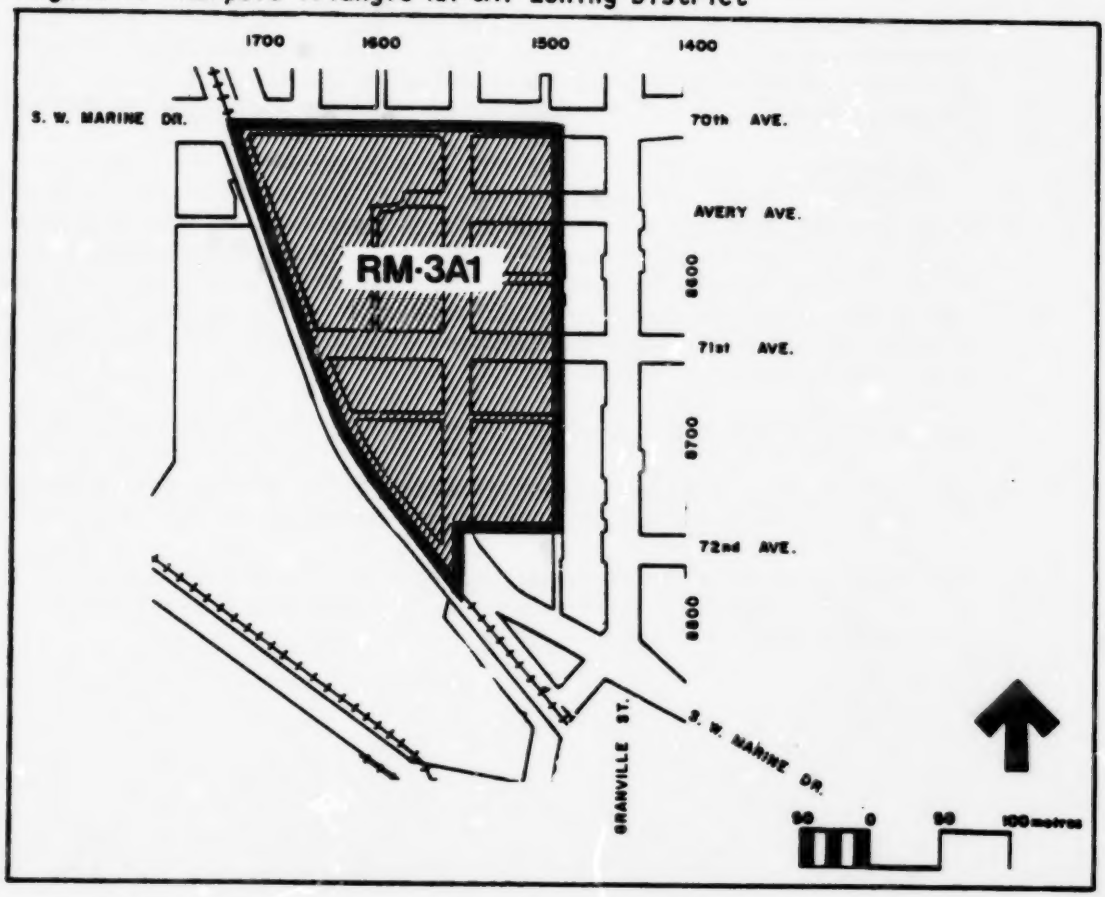
The headings and heading numbers of Section 4 correspond to those in the Regulations section of the District Schedule of the Zoning and Development By-law to allow easy cross referencing.

1 APPLICATION AND INTENT

These guidelines are to be used in conjunction with the RM-3A1 District Schedule of the Zoning and Development By-law for developments in the Marpole Triangle (Figure 1). The guidelines should be consulted in seeking approval for conditional uses or the relaxation of regulations as may be permitted by the District Schedule. They may also be helpful in designing developments involving outright approval. As well as assisting the applicant, the guidelines will also be used by City staff in assisting in the evaluation of projects.

The intent of the guidelines is to help achieve good quality development in the Marpole Triangle while recognizing the problems created by environmental constraints, and to provide guidance in the development of a variety of housing types.

Figure 1. Marpole Triangle RM-3A1 Zoning District



2 GENERAL DESIGN CONSIDERATIONS

2.1 Neighbourhood Character

The Marpole Triangle is bounded on the south and west by industrial uses, to the north by a single-family neighbourhood, and to the east by commercial uses and an apartment area.

Originally a single-family neighbourhood, the Marpole Triangle is composed of a variety of housing types ranging from pre World War I, simple wood-frame houses to post-war stucco bungalows and contemporary west-coast styles. While all these houses have pitched roofs, they range from one storey to 2 1/2 storeys in height, but lack a strong unifying identity. This mix of house types is tied together by the common and consistent elements of mature landscaping, which provide a significant overall character for the area.

New development should preserve and reinforce the existing mature landscaping as well as assist in creating a stronger identity for the area by establishing a more consistent building character drawing upon the height, scale, massing and architectural elements of the existing buildings.

2.3 Orientation

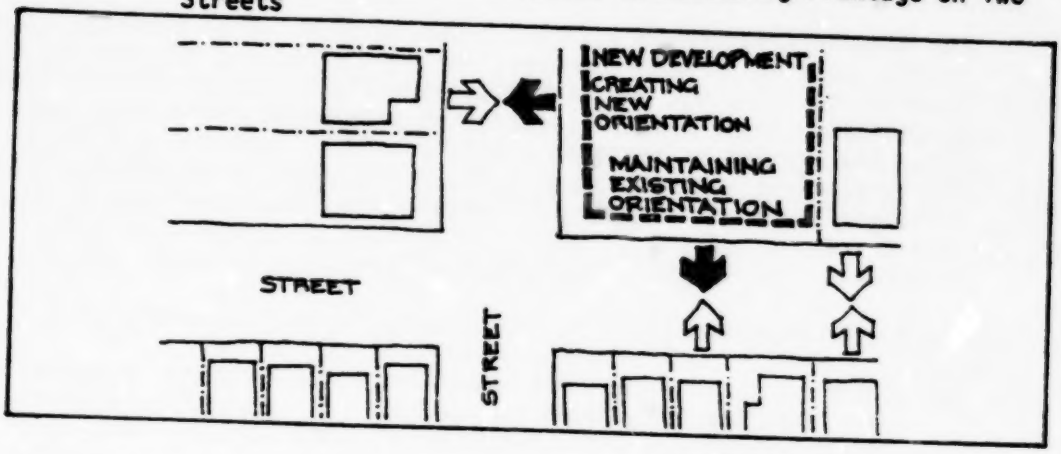
Houses located along the same block can sometimes be facing different streets. There are also double-fronting lots between Avery Avenue and 70th Avenue. This condition creates a disorganized appearance, and results in parts of the street being treated as a side yard, or in the case of Avery Avenue, a rear yard. New development should contribute in establishing a consistent street orientation.

New development should:

(a) Ensure a consistent street ori-ntation by having new development on corner sites establish a frontage character on both streets (Figure 2).

(b) Respond to the predominant orientation pattern of front yards facing front yards by establishing the frontage along Avery Avenue for the double-fronting lots.

Figure 2. Example of Corner Development Establishing Frontage on Two Streets

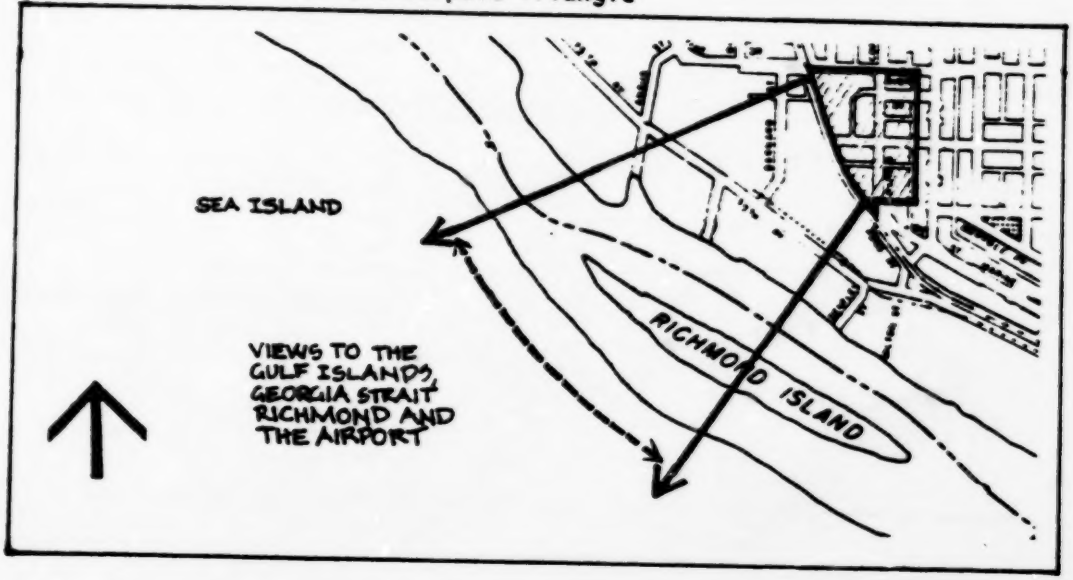


2.4 Views

Good views of Richmond, the airport, Strait of Georgia and the Gulf Islands are available from the Marpole Triangle (Figure 3). The less attractive industrial area immediately to the south is not as visible due to its lower elevation and screening by existing vegetation. New development that takes advantage of the view potential should not adversely affect the livability of adjacent buildings.

New development should ensure that the privacy and existing views enjoyed by adjacent buildings are not unduly compromised by incompatible siting, massing and orientation of any new buildings.

Figure 3. Views From the Marpole Triangle



2.8 Noise

The Marpole Triangle is affected by noise produced by commuter automobile traffic cutting through the area, rail traffic along the western boundary, industry to the south and aircraft using the Vancouver International Airport (Figure 4). There is also the possibility of an ALRT line running along the western boundary at a future date. The Marpole Triangle has a NEF (Noise Exposure Forecast) of 28, which is at a level which necessitates additional noise attenuation measures. The impact of noise on development must be recognized and minimized to the greatest extent possible to ensure acceptable residential livability.

New development should:

(a) Ensure that an acceptable indoor noise environment is maintained by providing thorough sound insulation. The sound insulation should meet the standards outlined in the Central Mortgage and Housing Corporation document New Housing and Airport Noise.

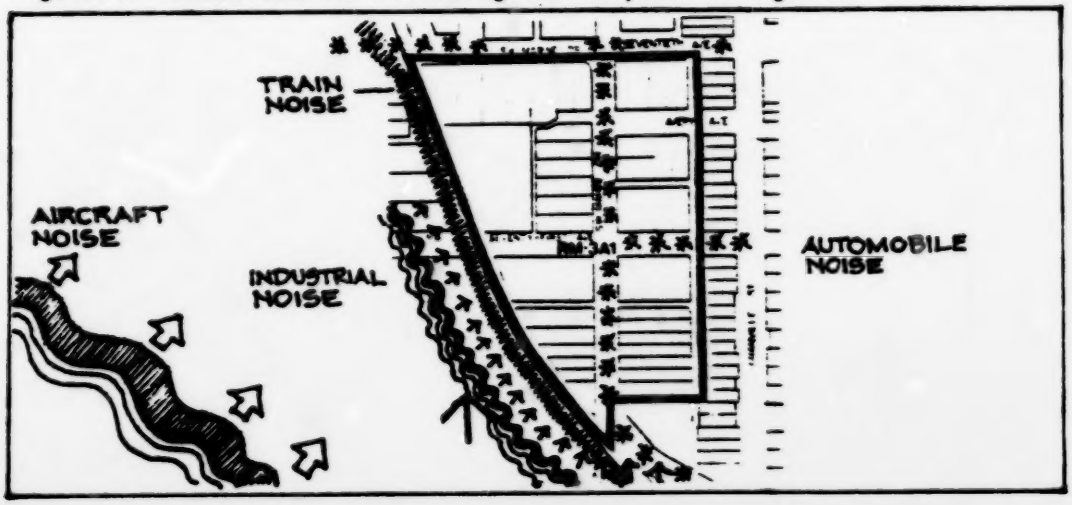
(b) Minimize noise intrusion by organizing the building so that as many dwelling units as possible are oriented away from the noise source.

(c) Enhance the livability of dwelling units by ensuring that the more sensitive uses such as bedrooms are oriented away from the noise source.

(d) Ensure that open space areas are protected from noise intrusion by proper orientation and use of barriers.

(e) Enhance the aural quality of open space areas by the use of elements such as fountains, poplars, bamboo, or willows that create pleasant sounds to mask aircraft and automobile noise.

Figure 4. Noise Sources Affecting the Marpole Triangle



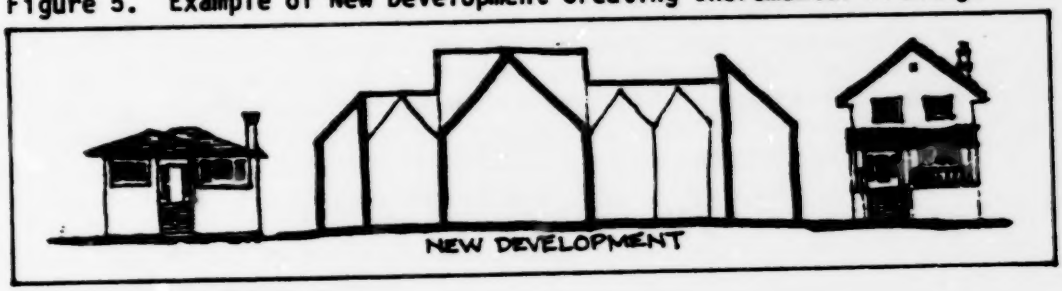
4 GUIDELINES PERTAINING TO THE REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.2 Frontage

The predominant lot widths of 50 and 33 feet, in conjunction with the individual houses, creates a strong incremental rhythm and obvious individual unit identity. New development with a frontage greater than one lot or 50 feet should emulate this incremental rhythm and provide unit identity to break up the frontage length which should be incremental given the extremely short blocks in the area.

New development should create an incremental rhythm by visually breaking the facade into smaller individual components to express strong unit identity (Figure 5).

Figure 5. Example of New Development Creating Incremental Frontage

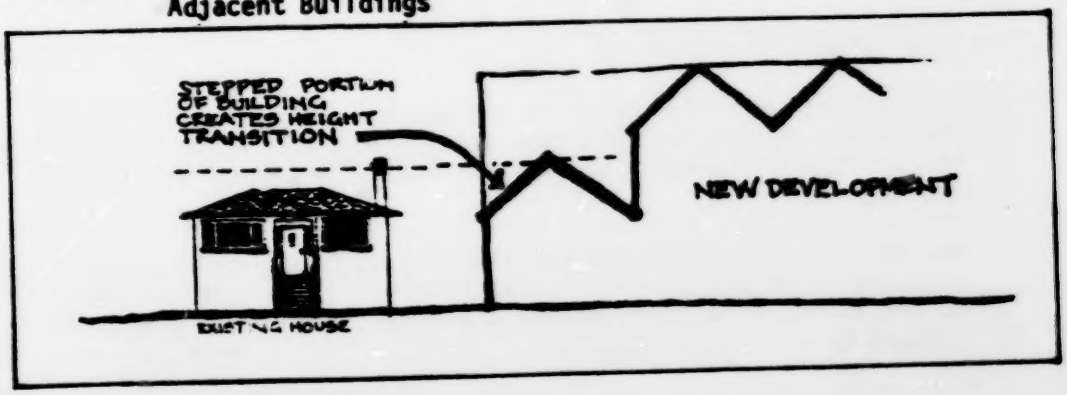


4.3 Height

Building heights in the Marpole Triangle generally range from one storey to 2 1/2 storeys in height. The massing of new development should be sensitive to the lower height of existing houses.

New development should have sections which relate to the lower height of existing buildings and create a height transition (Figure 6).

Figure 6. Example of New Development Respecting the Lower Height of Adjacent Buildings



4.4 Front Yard

The front yard building setbacks vary in the Marpole Triangle, with consistent setbacks more apparent in some blocks than in others. The varied setback pattern along some blocks helps create visual interest and provide character. Flexibility in the setback is acceptable if more useable open space will result. Established setback patterns should be respected.

New development should:

a) Respond to an established front yard setback pattern for a block by adopting a complementary setback (Figure 7).

b) Respect the established front yard setback for both streets when located on a corner site (Figure 8).

c) Emulate the variations in setback for a block by varying its own setbacks if more than one lot is involved (Figure 7).

Figure 7. Example of Development Respecting an Established Setback Pattern

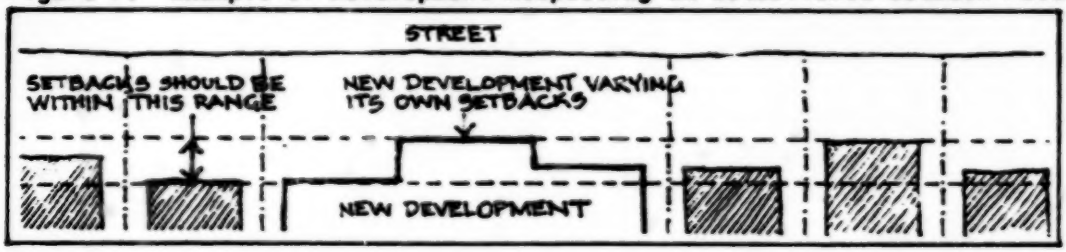
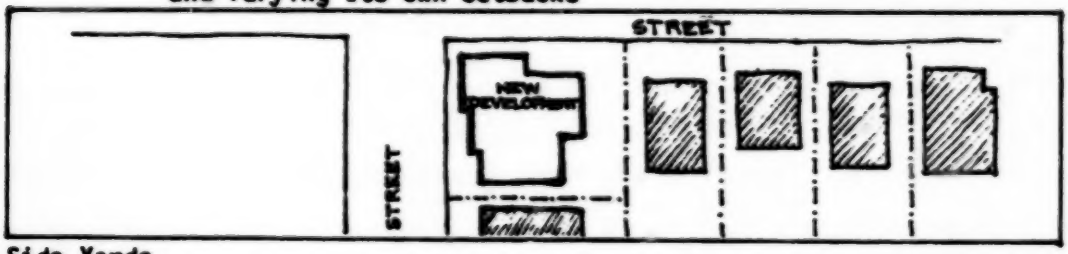


Figure 8. Example of Development Establishing a Setback for a Corner Site and Varying Its Own Setbacks

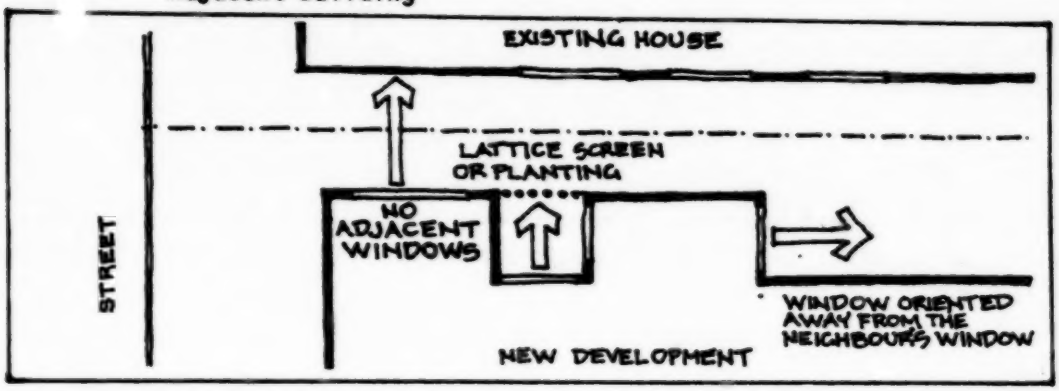


4.5 Side Yards

Many of the existing houses in the Marpole Triangle have windows, doors and open space areas along the side yards. New development should ensure that the privacy and livability of these houses and other adjacent buildings are not compromised.

New development should respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so they do not directly face any adjacent windows, openings, or private areas (Figure 9).

Figure 9. Example of Side Yard Treatment to Respect the Privacy of Adjacent Building



4.6 Rear Yard

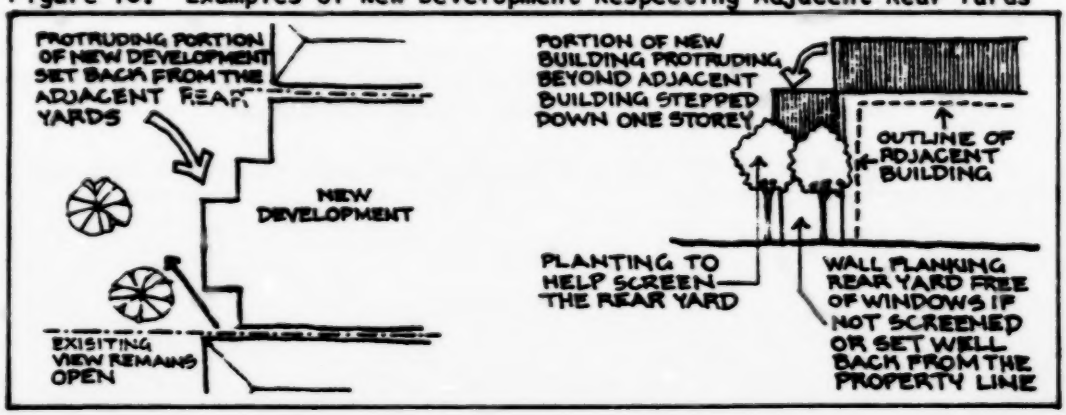
New development at a density greater than that of the original houses can result in increased site coverage. This increase can create privacy and shadowing problems for adjacent properties due to more building development extending in the rear yard beyond the line of adjacent buildings. New development should respect the privacy and livability of adjacent properties by minimizing the impact of intrusion into the rear yard beyond the rear line of adjacent buildings.

New development should:

(a) Respect the existing privacy and views of adjacent lots and buildings by minimizing the impact of any portion of the building protruding beyond the adjacent rear building line. One way to do this is to step the building down one storey, another is to locate the protruding portion far from any adjacent building (Figure 10).

(b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the building or infill development protrudes into the rear yard or beyond the established building line of adjacent lots (Figure 10).

Figure 10. Examples of New Development Respecting Adjacent Rear Yards


PROTRUDING PORTION OF NEW DEVELOPMENT SET BACK FROM THE ADJACENT REAR YARDS
NEW DEVELOPMENT
EXISITING VIEW REMAINS OPEN
PORTION OF NEW BUILDING PROTRUDING BEYOND ADJACENT BUILDING STEPPED DOWN ONE STOREY
OUTLINE OF ADJACENT BUILDING
PLANTING TO HELP SCREEN THE REAR YARD
WALL FLANKING REAR YARD FREE OF WINDOWS IF NOT SCREENED OR SET WELL BACK FROM THE PROPERTY LINE

4.9 Off-Street Parking and Loading

Parking areas and garages are, for the most part, accessible from the lane in the Marpole Triangle, leaving the street uninterrupted by driveways. This characteristic should be maintained by new development.

New development should, when involving infill or conversion schemes, respect the existing front yard by providing access to off-street parking from the lane to maintain the existing street character. If access from a lane is not possible, a driveway to the rear of the site should be provided. Shared driveways between adjacent properties are suggested where possible through a legal agreement.

5 ARCHITECTURAL COMPONENTS

5.1 Roofs and Chimneys

The forms of roofs in the Marpole Triangle are varied, though most are pitched. The older houses have roofs with steeper pitches and more dormers, while more recent development has adopted simpler and less steep roofs. The steeper roofs, if oriented towards the view, open up a greater view area than a flat roof of the same height. New development should incorporate roof forms that open up the views, and provide the variety and texture created by the existing pitched roofs.

New development should:

(a) Respond to the range of existing pitched roof lines by incorporating roof forms that provide texture and variety.

(b) Enhance the views by orienting the roof so that view corridors are created.

5.3 Entrances, Stairs, and Porches

The existing houses in the Marpole Triangle have clearly defined main entrances. Buildings at a higher density should also attempt to incorporate defined entrances to respect the existing character and to ensure direct access.

New development should:

(a) Define main entrances to apartment development and identify individual unit entrances to townhouses and other buildings to ensure they are clearly visible and accessible from the street.

(b) Identify a distinct and separate entrance to infill housing from the street.

7 OPEN SPACE

The Marpole Triangle is not near any parks, and with increased development at a higher density, the lack of public open space will mean that private and semi-private open space will be very important. New development should optimize the development of useable private open space.

New development should:

(a) Enhance the livability of dwelling units by providing roof decks and balconies.

(b) Minimize noise problems for open space areas by careful orientation and screening. Courtyard spaces are suggested as a possible solution.

(c) Ensure equitable access to available open space areas for both infill units and the principal building.

8 LANDSCAPING

Marpole Triangle, like most areas that were originally single-family neighbourhoods, has simple formal landscaping in its front yards. Mature planting along with some low stone walls is the area's most prominent feature and contributes strongly to its character. New development should respect and expand upon this characteristic to help develop a stronger image for the Marpole Triangle.

New development should:

(a) Respect the characteristic landscape by retaining prominent existing elements such as mature trees, low stone walls and hedges.

(b) Reinforce the characteristic landscaping by further planting of large specimen trees, and completing existing tree colonnades along the street, and providing low stone walls, hedges and gardens along the front property line (Figure 11). Avoid the use of imcompatible materials such as bark mulch and gravel as low-maintenance ground covers.

(c) Establish landscape continuity along 70th Avenue to reinforce its function as a major arterial road by expanding the typical street edge treatment of high hedges and heavy planting found further to the west along Southwest Marine Drive. These treatments will also provide privacy and noise attenuation for the rear yards of the double-fronting lots along Avery Avenue (Figure 11).

(d) Create privacy for the lots backing onto the Granville Street commercial area by providing adequate landscape screening (Figure 11).

(e) Ensure that some visual observation of ground level units and private open space areas is possible from the street to prevent security problems by using screening materials that allow some views through to the units. The layering of lattice work screens and plant materials are preferable to solid fences, except where orientation demands heavier noise screening (Figure 11).

Figure 11. Suggested Landscape Site Plan for the Marpole Triangle

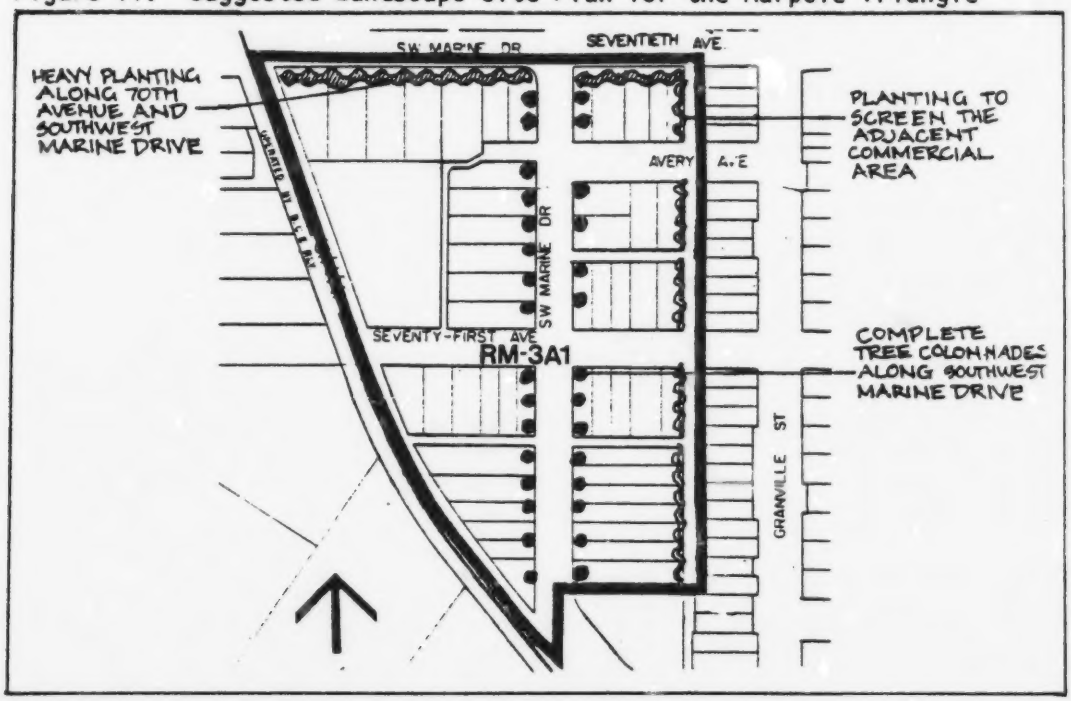
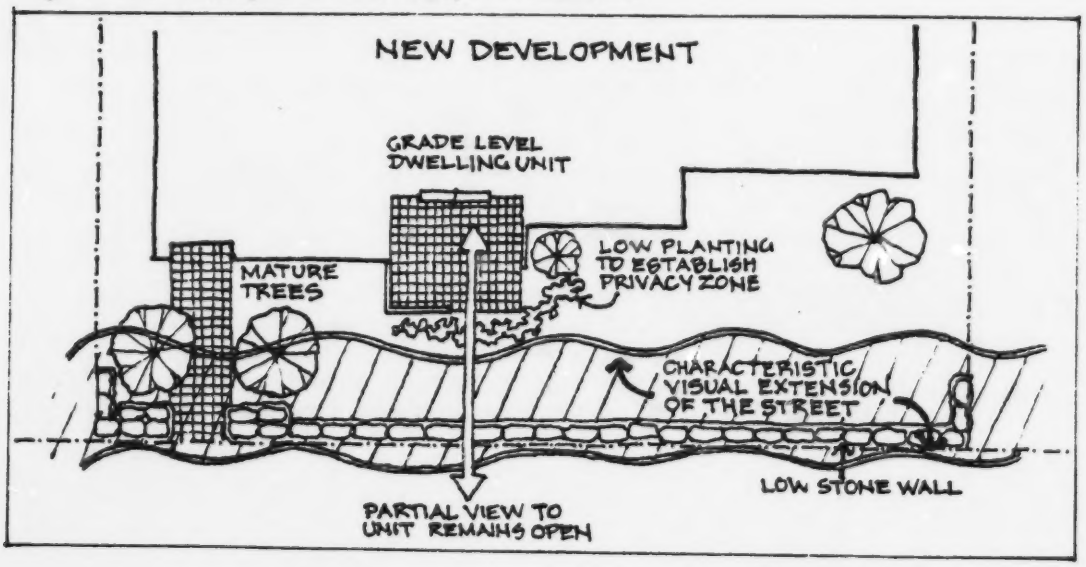


Figure 12. Example of Landscape Treatments


NEW DEVELOPMENT
GRADE LEVEL DWELLING UNIT
MATURE TREES
LOW PLANTING TO ESTABLISH PRIVACY ZONE
CHARACTERISTIC VISUAL EXTENSION OF THE STREET
LOW STONE WALL
PARTIAL VIEW TO UNIT REMAINS OPEN

APPENDIX

Submission Requirements

For basic submission requirements for development permit applications, applicants should refer to the checklists prepared by the Permits and Licenses Department. For approval of a conditional use or relaxation of regulations, additional contextual information should be provided as follows:

(a) Site plan indicating all affected adjacent properties bounding the subject site;

(b) Elevation or photo-montage indicating the facades of at least two adjacent buildings on either side of the site in question; and

(c) Site plan indicating the location of windows, prominent landscape elements and the uses of rooms in the buildings directly adjacent to the subject site.

POOR

QUALITY

ORIGINAL